

CITY OF ANGELS  
PLANNING COMMISSION  
SUMMARY MINUTES

**Regular Meeting of Thursday October 13, 2011**  
**City Fire House 1404 Vallecito Road**  
**Angels Camp, California**

**CALL TO ORDER**

The meeting was called to order by Chairman Gary Croletto at 6:00 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners Present: Chairman Croletto, Vice-Chair Griffin, Commissioners Rowe, Reesman and Broeder

Staff Present: Director of Planning & Building David Hanham, and City Clerk Mary Kelly

**APPROVAL OF MINUTES**

**1. Approval of the September 8, 2011 regular meeting minutes**

- Page 2 – Under Public Hearing paragraph, third line change from “propose” to “purpose”.
- Page 2 – Under Public Hearing paragraph, third line change from “Beer” to “beer”.
- Page 2 – After Public Comment Closed, change the entire first sentence to read “Commissioner Reesman questioned why the applicant cannot park delivery trucks in the shopping center as noted on the Conditions of Approval #9.”
- Page 3 – Under (4) Zoning Ordinance Text Amendment, 5<sup>th</sup> sentence, remove (See Exhibit A)
- Page 3 – Under (4) Zoning Ordinance Text Amendment, 2<sup>nd</sup> sentence from the bottom add “Master Sign Plan”.
- Page 4 – Under Committee Reports, 2<sup>nd</sup> sentence, delete “th”.
- Page 4 – Under Committee Reports, 3<sup>rd</sup> sentence, change Major to Mayor.
- Page 4 – Under Action List, second paragraph, change from “passed out a few copies” to “passed out to Dave Hanham copies”.
- Page 5 – 3<sup>rd</sup> line down, capitalize NEPA and add “for the Façade Grant” after “Requirements”.

**MOTION BY COMMISSIONER ROWE, SECONDED BY COMMISSIONER REESMAN AND CARRIED 5-0 APPROVING THE SEPTEMBER 8, 2011 MINUTES AS AMENDED.**

**VERIFICATION OF RESOLUTIONS**

None

## **PUBLIC COMMENTS**

**OPENED AT 6:07 P.M.**

**CLOSED AT 6:08 P.M.**

## **COMMUNICATIONS AND PETITIONS**

None

## **PUBLIC HEARINGS**

### **2. Zoning Ordinance Text Amendment – Chapter 17.26 Historical Commercial**

**MOTION BY COMMISSIONER GRIFFIN, SECONDED BY COMMISSIONER BROEDER AND CARRIED 5-0 DIRECTING STAFF TO CONTINUE THIS ITEM TO THE NOVEMBER 10<sup>th</sup> MEETING.**

### **3. Conditional Use Permit/Site Plan – 590 Stanislaus Ave. for CHW-Mark Twain Hospital – Women Center and Medical Clinic**

Planning Director Hanham presented staff report and Resolution 2011-016.

Chair Croletto questioned if anyone from the Commission had any ex-parte communication. None of the Commissioners had any ex-parte communication.

### **PUBLIC HEARING OPENED 6:20 P.M.**

Jim Simmons with Tassajara Development Corporation

Mr. Simmons stated that this is 4 distinct entities that are part of this project: Family Medical Center that will have its own entrance, Women's Center, Imaging Center and a Health Education area that can also be used for non profit-public use. The reason that Mark Twain Hospital choose Angels Camp for this project because it is central in the county area. This project will provide jobs for the area with living wages and not minimum wage jobs.

Chair Croletto questioned if the Health Education area will be available for public use.

Mr. Simmons stated that it will be used for Non-Profit groups.

Tim Hicks – 563 San Joaquin Ave.

Mr. Hicks stated that he sent an email in June to David Hanham with his concerns. His concerns are the landscaping along the housing line and noise reduction. His second concern is regarding lighting at night. He would like to know what the hours of operation will be so we will know what to expect for noise levels during those hours. The school is predictable with the traffic that they cause. Will there be some long term plan to replace residents to expand commercial development? Lastly he is concerned with construction noise and how high will the neighbor friendly fence be.

Chair Croletto stated that all those concerns are addressed in the Planning package except for the expansion question.

Jim Simmons stated that we have included lighting studies to address the light pollution, for the access road traffic noise, there is no patient traffic allowed at the housing line, it is for service only. The landscaping will be designed to screen the building from the residents; there is a 6 foot high screen fence. The hours of operation will be 8:00 a.m. to 5:30 p.m. 7 days a week. There is no plan for expansion at this time, maybe someday.

Planning Director Hanham stated that in terms of the access road, that road is for the Police Department or Fire Department. As for the residential zoning, there is no plan to change it to commercial because it would cause a required General Plan Amendment unless all the residents along San Joaquin Avenue came in as a group and requested that they wanted to be changed to commercial. All the lighting is directed toward the center, so there will be no overlap onto other properties. Not all the lights will be on all the time and the lights will be on timers at night when they are not needed. The construction noise will be Monday through Friday 8:00 a.m. to 5:00 p.m. and on Saturdays it will be 9:00 a.m. to 5:00 p.m. and no construction on Sundays or legal holidays. One of the mitigation measures is to make sure the area is kept clean, like mud on the street and so forth.

Amy Augustine – Augustine Planning Associates

Ms. Augustine stated that she wanted to address the issue of ambulance responses, it was addressed in the environmental report request that the ambulance has silent responses and this has been coordinated with the fire departments and ambulance companies.

## **PUBLIC HEARING CLOSED 6:40 P.M.**

### **Environmental Document Changes**

Page 3 - Clarification of gravel area

Page 3 - Clarification of detached sign

Page 4 – Elevations – East Exterior Elevation, applicant has agreed to break up wall – side that faces Stanislaus

Page 7, #9 – Clarify site elevation – top of knoll

Page 17 & 20 – all bulleted symbols to be the same throughout document

Page 28 – third sentence “contribution” to be changed to “contribute”.

Page 40 – Public to be informed of blasting schedule

Page 40 – move paragraph beginning with “meet the requirements” up to previous paragraph ending with “treatment to”.

Page 41 – “Mine Shaft” to be changed to “Pit”

Page 42 – Item a, “No impact” to be changed to “less than significant impact” with mitigation from property owner

Page 43 – Delete spaces after f.

Page 48 – Delete spaces after g.

Page 56 – Under Mitigation Measures, 6<sup>th</sup> bullet, after “workdays, and the” add “non-voice mail”

Page 56 – Under Mitigation Measures, 7<sup>th</sup> bullet, change hours of construction to 7:00 a.m.

Add a Condition of Approval that no deliveries shall take place within ½ hour of the daily start or dismissal times at Mark Twain School.

Page 64 – Under Traffic Signal, 2<sup>nd</sup> sentence, change “base” to “based”

Page 71 – The Transfer stop is only on Highway 49 – Delete Monte Verde Street

Page MM – 1: Tulip tree droppings are bad for cars, they make a mess when they drop on the cars, Staff to check with arborist.

Page MM – 4: Add “orange” after “bright”

Page MM – 12: NOI-3, change to read: Throughout the life of the project: Deliveries shall be restricted to prior to dismissal of school.

The Commission made the following changes to Resolution No. 2011-16:

1<sup>st</sup> Whereas: second sentence, after “Mitigated Negative Declaration” add “and Mitigation Monitoring Program”.

5<sup>th</sup> Whereas: delete extra space after “Study/ Mitigated”

Now, therefore, be it resolved: third sentence Project No. to be changed from “2010-01” to “2011-04”

Second sentence from bottom of 1<sup>st</sup> page”: add space between parking, setbacks.

The Commission made the following changes to the Conditions of Approval attached to Resolution 2011-16.

Page 1, 3<sup>rd</sup> sentence: delete “addressor”, space between “address” and “or”

The tape recorder didn’t pick up any sounds for about 20 minutes at this point.  
Will bring Resolution 2011-16 back to next meeting to be verified.

**MOTION BY COMMISSIONER BROEDER, SECONDED BY COMMISSIONER GRIFFIN AND CARRIED 5-0 ADOPTING RESOLUTION 2011-16 A CONDITIONAL USE PERMIT, SITE PLAN, MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR PROJECT 2011-04 CHW-MARK TWAIN HOSPITAL FAMILY MEDICAL CENTER LOCATED AT 590 STANISLAUS AVE. (APN 058-024-016)**

### **3. CDBG Façade Grant – City of Angels – Downtown Façade Improvements**

Planning Director Hanham presented the staff report for this item along with his recommendation for approval of Resolution No. 2011-17. The Grant time line has been extended to 12/31/11 to 12/31/12.

The Chair asked if there were any ex parte communications for this project.  
None had taken place.

### **PUBLIC HEARING OPENING 7:30 p.m.**

The Commission reviewed the proposed project plans:

It was noted that all current signage would need to be reviewed and controlled.

Calaveras Customs – signage only

Crusco’s – limit the flower boxes to 12 inches or less from face of building

Finnegan’s Stuff – replace awning with what, and air conditioner is not shown – Staff to ask Rudy Ortega

Gold Rush Originals – signage only

Grandmother’s Antiques – signage only

The Salon – clarify new and proposed wainscot

Firefall Jewelers – signage only

Michael's Cycles – withdrawn application but keep construction documents  
Pickle Barrel – unsure if continuing with application process but keep construction documents  
Anne Forrest's building – signage only

The Commission reviewed the Project Cost Estimates:

The Salon – okay  
Pickle Barrel – add “contingency” after projected  
Nellie Lou's Antiques – okay  
Michael's Cycles - add “contingency” after projected.  
Change total of Projected Profit from \$6,500.00 to \$6,520.00.  
Change Total estimated cost from \$22,800.00 to \$22,820.00  
Grandmother's Antiques - add “contingency” after projected  
Gold Rush Originals – okay  
Finnegan's Stuff – okay  
Firefall Jewelers - add “contingency” after projected. There are two estimates for this project.  
Need to put both together and delete duplication.  
Crusco's – okay  
Calaveras Customs - okay

The Commission made the following changes to the staff report:

Page 2, #8 – Add 2020 General Plan  
Page 2, attachments #6 – Add 2020 General Plan Policies

The Commission made the following changes to Resolution No. 2011-17:

1<sup>st</sup> Whereas – Change City of Angels Downtown to City of Angels Historic Downtown.  
Now, therefore, be it resolved – after businesses, add “in the historic downtown”.

**PUBLIC HEARING CLOSED 8:10 p.m.**

**MOTION BY COMMISSIONER ROWE, SECONDED BY COMMISSIONER BROEDER AND CARRIED 5-0 APPROVING THE FAÇADE IMPROVEMENT FOR THE HISTORIC DOWNTOWN AS AMENDED.**

**PLANNING COMMISSION MATTERS**

There was nothing for this item.

**COMMITTEE REPORTS**

5. **Joint City Council/Planning Commission Workshops – Chairman Croletto**  
Chairman Croletto stated it is in the City Council's hands to schedule a workshop based on their schedules.
6. **Infrastructure Committee – Commissioner Broeder**  
The October meeting was cancelled.
7. **General Plan Implementation Committee – Commissioner Rowe**  
Nothing new to report.

8. **BLT – Commissioner Rowe**

Provided a handout to Commissioners detailing BLT activities. (attachment 1)

9. **Wayfinding – Commissioner Reesman**

Reported the Wayfinding Plan was presented to the public at the September ACBA meeting.

**COMMISSIONER'S REPORTS**

10. **Action List – Chairman Croletto**

Chair Croletto handed out the Action List dated 10-13-11 (attachment 2)

Action items #1, 2, 3, 4 and 5 are continued.

Action Item #6: Site Plan & Conditional Use Permit Applications – staff to get copies for Commissioners for review.

**STAFF REPORTS**

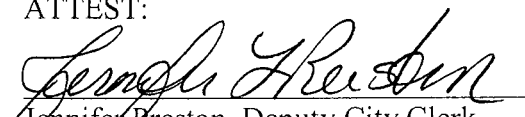
Director Hanham reported on:

- construction on the sidewalk should be started in 2012/2013
- PSR update is with Caltrans
- Façade grant extended to 12/31/12
- Destination Development meeting
- RTP update with CCOG
- Angels Camp Master Plan & Trail – receiving comments and will bring a draft to the Commission in December.

MEETING WAS ADJOURNED AT 8:55 p.m.

  
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Gary Croletto, Chairman

ATTEST:

  
\_\_\_\_\_  
Jennifer Preston, Deputy City Clerk  
Minutes completed by audio recordings

# Attachment 1

tournament Oct. 8-9, 2011, and was a huge success. Many participants and their families were first-time visitors to the area, and raved about it, great PR for Angels Camp.

Issues:

Downtown parking Roger Neumann noted that the Raspberry parking lot is always nearly empty.

Bike Racks: Why is there a trash receptacle in front of the new bike rack near the monument? The thinking was that the trash and the telephone pole were going to be moved/removed. Still not done as of 10/11. Also the CVB keeps getting requests from bicyclists to lock their bikes to the porch instead of the new bike rack across the street. Could the rack be moved? Will this need to go to Planning Commission again?

Stockton Road walking Path: Lively discussion about the dangers of walking on Stockton Road, and the difficulty seeing oncoming traffic at the stop sign. Should this go to the City Safety Services Committee? Could it be added to the Angels Creek Trail?

The Gold Cliff Mine project is on hold for now. (Sept. 13)

Also much discussion on Sept 13 on the Friends of the Fair taking over the fair.

Upcoming Events:

Sat. Oct. 15—Downtown Sidewalk Sale

Sat. Dec. 3---Downtown Christmas Parade and Open House

Mon. Dec. 5---ACBA annual GALA at Camps

Next BLT meeting: Nov. 8, 2011 @ 10:30 am at Camps

(notes by Wrenae Rowe)





**Weekly Report on Sessions includes Average Times and Bandwidth**

Sessions Initiated	Sessions	Duration Average	Duration Total	Bandwidth Average	Bandwidth Total
2011 Week 41	31	1:20:22	41:31:32	112.32 MB	3.40 GB
2011 Week 40	140	1:21:13	189:29:58	3.19 GB	430.91 GB
2011 Week 39	146	1:17:38	188:54:59	2.92 GB	417.46 GB
2011 Week 38	102	1:23:02	141:09:42	3.46 GB	338.95 GB
2011 Week 37	111	1:08:39	126:59:57	1.76 GB	186.95 GB
2011 Week 36	149	2:24:00	357:36:54	9.31 GB	1331.18 GB
2011 Week 35	156	1:50:26	287:06:26	6.84 GB	1067.34 GB
2011 Week 34	149	2:43:46	406:40:59	7.01 GB	1044.35 GB
2011 Week 33	132	2:47:58	369:30:58	8.97 GB	1157.66 GB
2011 Week 32	89	2:41:46	239:57:13	1.99 GB	177.35 GB
2011 Week 31	159	1:45:13	278:50:24	2.73 GB	433.63 GB
2011 Week 30	120	2:09:09	258:17:19	5.57 GB	668.67 GB
2011 Week 29	134	1:57:27	262:19:12	4.64 GB	607.53 GB
2011 Week 28	104	2:53:25	300:35:48	1.72 GB	174.22 GB
2011 Week 27	37	1:48:17	66:46:37	1.78 GB	65.74 GB

**Total Registered Users**

To August 7	148
To Sept. 12	269
to October 10	309

## Attachment 2

**City of Angels Planning Commission Action List**  
**10/13/2011**

[illegible]